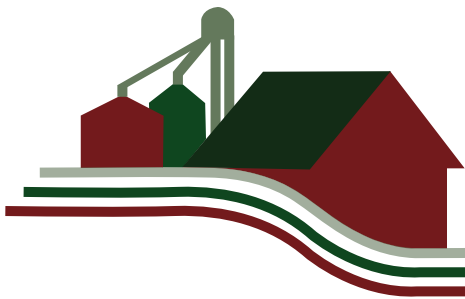




WINGERT REALTY & LAND SERVICES, INC.

Sales Data For Agricultural Professionals Land Sales History • 2016

Date	County	Township	Section	Sale Price	Total Acres	Price/Total Acre	Tillable Acres	Price/Tillable Acre	Crop Production Index	Tiling & Outlets *Approximate % System Tiled	Remarks	Purchaser	Sale Method
1/2016	Watowan	Madelia	25,36	\$67,000	24.9 ±	\$2,691	1.84 ±	N/A	N/A	N/A	Wooded hunting parcel with access	Recreation Purchaser	Private
1/2016	Watowan	Madelia	25	\$591,600	84.6 ±	\$6,992	83.19 ±	\$7,111	84	Private mains, random and system tile	Two fields, quality land	Expansion Farmer	Auction
1/2016	Blue Earth	Judson	36	\$375,000	70.01 ±	\$5,356	61.1 ±	\$6,137	74	Wetland outlet, random tiling	Two fields, lighter soils	Expansion Farmer	Private
1/2016	Freeborn	Carlston	17	\$267,800	30 ±	\$8,927	29.67 ±	\$9,026	93.9	County mains, random and system tile	Quality soils, small parcel	Expansion Farmer	Auction
1/2016	Blue Earth	Danville	36	\$990,420	157.13 ±	\$6,303	128.85 ±	\$7,687	80.4	Private outlets, random tile	Young farm family relocating to live and farm	Relocating farmer	Auction
1/2016	Blue Earth	Danville	36	\$1,009,800	126.64 ±	\$7,974	123.5 ±	\$8,177	85.2	Private outlets, random tile	Quality land, old drainage system to be updated	Expansion Farmer	Auction
1/2016	Le Sueur	Kilkenny	20	\$933,000	160 ±	\$5,831	152.57 ±	\$6,115	81.8	Private outlets, random tile	Level to rolling farmland, 15 ± acre CRP contract canceled	Investor	Auction
1/2016	Le Sueur	Kilkenny	21	\$302,270	46.3 ±	\$6,528	44.32 ±	\$6,820	78.6	Private outlets, random tile	Level to rolling farmland	Expansion Farmer	Auction
2/2016	Le Sueur	Kilkenny	19	\$235,000	25 ±	\$9,400	19.1 ±	\$6,000	67.6	Private outlets, random tile	House, machine shed, cattle barn, hay barn and land	Expansion Farmer	Private
2/2016	Blue Earth	Lincoln	32	\$841,500	181.71 ±	\$4,631	168.12 ±	\$5,005	71.2	Shallow county mains, random tile	Problem wet areas, includes house and buildings	Expansion Farmer	Auction
2/2016	Martin	Nashville	5	\$826,200	177.25 ±	\$4,661	131.54 ±	\$6,281	89.6	Partial tile, needs new outlet (in progress)	44.96 ± acres CREP valued @ \$1,000/acre	Expansion Farmer	Auction
2/2016	Brown	Linden	31	\$644,640	73.31 ±	\$8,793	72 ±	\$8,953	94.8	Numerous outlets, random tile	Quality farm in need of tile	Expansion Farmer	Auction
2/2016	Brown	Linden	31,32	\$856,800	120 ±	\$7,140	117.48 ±	\$7,293	93.1	County open ditch, undersized main	Quality farm, needs larger main	Expansion Farmer	Auction
2/2016	Watowan	Butterfield	19	\$571,200	99.04 ±	\$5,767	83.3 ±	\$6,857	90.1	River outlet, minimal tile old	Adjoining land owners will split to division of creek	Expansion Farmer	Auction
2/2016	Watowan	Butterfield	27	\$102,000	20 ±	\$5,100	19.3 ±	\$5,285	68.8	No tile	Smaller parcel, looking to add adjoining estate land	Expansion Farmer	Auction
2/2016	Faribault	Walnut Lake	34,35	\$1,111,800	149.93 ±	\$7,415	143.76 ±	\$7,734	92.9	Open ditch outlet, still subject to flooding	Additional tile will not improve flooding issues	Expansion Farmer	Auction
2/2016	Blue Earth	Lincoln	30	\$864,000	160 ±	\$5,400	110.17 ±	\$5,532	74.2	County main, random tile	46 ± acres of CRP, property retired for restoration to habitat	Conservation Group	Private
3/2016	Steele	Medford	2	\$146,260	32.18 ±	\$4,545	29.41 ±	\$4,972	89.9	Minimal tile, very old	Irregular field, subject to flooding	Expansion Farmer	Auction
3/2016	Steele	Medford	2	\$153,470	47.55 ±	\$3,228	9.17 ±	N/A	76.8	N/A	Mostly hunting with river, one building right	Adjoining Land Owner	Auction
3/2016	Rice	Walcott	34	\$210,120	30 ±	\$7,004	28.55 ±	\$7,360	84.4	Minimal tile, some new	Nice square field, good soils	Expansion Farmer	Auction
3/2016	Rice	Walcott	36	\$169,950	25 ±	\$6,798	22.58 ±	\$7,527	80.6	Minimal tile, some new	Nice square field, good soils	Expansion Farmer	Auction
4/2016	Brown	Stark	26	\$265,000	33.86 ±	\$7,826	32.74 ±	\$8,094	89.5	Open ditch outlet, few tile	Purchased to improve tile outlet and build hog barn	Expansion Farmer	Private
4/2016	Watowan	Antrim	32	\$1,020,000	160 ±	\$6,375	145.18 ±	\$7,026	91.2	Private old mains, minimal tile	Quality land, abandoned building site to be removed	Expansion Farmer	Auction
4/2016	Le Sueur	Kilkenny	19	\$524,150	115 ±	\$4,558	95.38 ±	\$5,495	77.6	Private outlets, random tile	Rolling farmland	Beginning Farmer	Private
4/2016	Blue Earth	Mc Pherson	10	\$548,000	72.54 ±	\$7,554	68.58 ±	\$7,991	83.9	County open ditch, random tile	Rolling farmland, good soils	Investor	Private
4/2016	Faribault	Winnebago	24	\$550,000	80 ±	\$6,875	79.57 ±	\$6,912	87.9	Undersized private main, random laterals	Quality land, needs new main and laterals	Expansion Farmer	Private
4/2016	Blue Earth	Mapleton	14	\$756,000	123.38 ±	\$6,127	120.05 ±	\$6,297	78.4	Poor outlets, little tile	Good soils, needs new main and system tiling	Investor	Private
4/2016	Faribault	Minnesota Lake	1	\$1,228,080	160 ±	\$7,676	155.07 ±	\$7,920	89.6	Private main, system-tiled	Quality soils, square 160, needs bigger main	Investor	Auction
4/2016	Freeborn	Freeborn	17	\$510,000	80 ±	\$6,375	77.5 ±	\$6,581	87.5	Private main, system-tiled	Partial drown out area, pump station for part of drainage	Expansion Farmer	Auction
5/2016	Blue Earth	Butternut Valley	3	\$2,700,000	324.53 ±	\$8,320	315.16 ±	\$8,567	92.2	County main, 65% system-tiled	Quality, contiguous, well-tiled farm	Expansion Farmer	Private
5/2016	Blue Earth	Pleasant Mound	25	\$429,420	80 ±	\$5,368	63.49 ±	\$6,764	82.8	County open ditch and branches	Good soils, irregular shape cut by open ditch	Expansion Farmer	Auction
5/2016	Blue Earth	Medo	23	\$188,700	50 ±	\$3,774	25.51 ±	\$4,000	72.1	Cobb River outlet, 10 acres system-tiled	Three small fields, single family rambler, remainder woods	Beginning Farmer	Auction
5/2016	Waseca	Freedom	5	\$980,550	134.05 ±	\$7,315	130.74 ±	\$7,500	89.7	County mains, system-tiled	Farmer retiring	Investor	Private
5/2016	Brown & Blue Earth	Linden/Butternut Valley	24,19	\$1,050,000	140.94 ±	\$7,450	131.62 ±	\$7,978	84.8	Private open ditch to lake, some system tile, well-drained farm	Farm sold to complete 1031 tax-deferred exchange	Investor	Private
6/2016	Blue Earth	Sterling	10	\$250,000	97.14 ±	\$2,573	11 ±	N/A	70.6	Random mains and few laterals	62.9 ± acres CRP/RIM, hunting and recreation parcel	Sportsman/Investor	Private
6/2016	Rice	Wheeling	12	\$145,000	30.52 ±	\$4,751	29 ±	\$5,000	83.1	Random tile, terracing needs repair	Sold to an adjoining landowner	Expansion Farmer	Private
8/2016	Brown	Bashaw	13	\$50,000	40 ±	\$1,250	24.56 ±	\$2,036	72	Open ditch through parcel with minimal tile	14.4 ± acres in RIM, balance in CRP, best use	Expansion Farmer	Private
10/2016	Blue Earth	Beauford	11	\$116,000	40 ±	\$2,900	8.56 ±	N/A	87.2	13.4 ± acres CRP	Hunting & rec parcel, woodland/river & income	Recreation Purchaser	Private
10/2016	Cottonwood	Selma	10	\$938,400	160 ±	\$5,865	146.69 ±	\$6,397	93	County open ditch, random tile	House needs total renovation/rebuild, investor purchase, building site may be cleared for farming	Investor	Auction
10/2016	Cottonwood	Selma	10,15	\$341,700	42.75 ±	\$7,993	42.55 ±	\$8,031	89.4	County main, random tile	Adjoining landowner bid against family member	Expansion Farmer	Auction
10/2016	Faribault	Dunbar	5	\$592,000	73.99 ±	\$8,001	69.9 ±	\$8,469	88.7	County open ditch, two small areas tiled	Quality land, two fields	Investor	Private
11/2016	Blue Earth	Lincoln	34	\$990,000	153.69 ±	\$6,442	147.46 ±	\$6,714	76	County tile, numerous areas system-tiled	Conservation purchase for restoration	Conservation Group	Private
11/2016	Blue Earth	Danville	2	\$940,000	127.30 ±	\$7,384	120.77 ±	\$7,783	93.6	County open ditch, numerous areas system-tiled	Quality land, farm split between two purchasers	Expansion Farmer	Private
11/2016	Blue Earth	Danville	2	\$230,960	31 ±	\$7,450	28.87 ±	\$8,000	92.4	County open ditch, random tile	Quality land, farm split between two purchasers	Expansion Farmer	Private
11/2016	Blue Earth	Beauford	3	\$156,480	26.08 ±	\$6,000	25.78 ±	\$6,069	77.3	Private outlets, 75% system-tiled	Above average, but small parcel	Expansion Farmer	Private
12/2016	Blue Earth	Lincoln	10	\$590,000	101 ±	\$5,842	100 ±	\$5,900	91.5	New county main, minimal tile	Quality land, needs to be system-tiled	Expansion Farmer	Auction
12/2016	Blue Earth	Lincoln	10	\$992,557	169.72 ±	\$5,848	168.23 ±	\$5,900	90.5	New county main, minimal tile	Quality land, needs to be system-tiled	Beginning Farmer	Auction
12/2016	Blue Earth	South Bend	21,28	\$630,000	156.81 ±	\$4,018	92.38 ±	\$6,820	78.5	Ravine outlets, minimal tile	Irregular shaped fields, quality hunting woodland and ponds	Investor	Private
12/2016	Blue Earth	Beauford	11	\$67,000	11.16 ±	\$6,004	11.22 ±	\$5,971	86.8	Private outlets and random tile	Quality soils but small irregular shaped parcel	Investor	Private
12/2016	Freeborn	Carlston	34,35	\$1,346,400	214.87 ±	\$6,266	200.3 ±	\$6,722	90.9	County mains and several tile systems, 50% or better tiled	House needs renovation or rebuild, sold to renter to for grain storage	Investor	Auction
12/2016	Blue Earth	Vernon Center	5	\$606,900	71.70 ±	\$8,464	71.46 ±	\$8,493	94.7	Private tile outlets, random tile	Quality farm sold to young farmer with land adjoining	Expansion Farmer	Auction
12/2016	Blue Earth	Vernon Center	18	\$382,500	40 ±	\$9,562	38.78 ±	\$9,863	91.1	County open ditch outlet, few tile lines	Quality farm sold to young farmer	Expansion Farmer	Auction



WINGERT REALTY & LAND SERVICES, INC.


Sales Data For Agricultural Professionals
Land Sales History • 2016 (continued...)

Date	County	Township	Section	Sale Price	Total Acres	Price/Total Acre	Tillable Acres	Price/Tillable Acre	Crop Production Index	Tiling & Outlets *Approximate % System Tiled	Remarks	Purchaser	Sale Method
12/2016	Blue Earth	Garden City	32	\$79,000	46.5 ±	\$1,699	N/A	N/A	N/A	No tile, woodlot adjoining family member building site	Family member purchased at appraised value	Family Member	Private
12/2016	Rice	Erin	31	\$663,000	115.7 ±	\$5,730	91.10 ±	\$7,278	80.1	Private outlets and random tile	Good farmland with woodland and wetlands	Expansion Farmer	Auction
12/2016	Rice	Erin	31	\$81,600	2.3 ±	N/A	N/A	N/A	N/A	N/A - building site, house and shed	Building site sold separate from farmland	Rural Res. Purchaser	Auction
12/2016	Brown	Bashaw	34	\$800,000	132.11 ±	\$6,056	124.87 ±	\$6,407	93.5	County mains, random tile	Higher tax base - part of farm in Comfrey city limits, quality	Investor	Private
1/2017	Blue Earth	Beauford	10	\$52,000	13 ±	\$4,000	N/A	N/A	N/A	N/A - woodland and CRP	Purchased to expand existing building site acreage	Investor	Private
1/2017	Nicollet	Belgrade	22,23	\$138,000	34.50 ±	\$4,000	15.28 ±	\$6,500	91.7	Private tile outlets, random tile	Small irregular shaped field, purchased by adjoining owner	Investor	Private
1/2017	Nicollet	Belgrade	22,23	\$1,172,000	160.79 ±	\$7,289	134.18 ±	\$8,500	91.6	Private and county ditch outlets, random tile	Quality farmland, some small irregular shaped fields	Investor/1031	Private
1/2017	Blue Earth	Jamestown	33	\$44,000	44 ±	\$1,000	N/A	N/A	N/A	N/A - wetlands and lakeshore	Potential future lakeshore building site	Rural Res. Purchaser	Private
1/2017	Blue Earth	Jamestown	33	\$956,000	171.79 ±	\$5,565	142.72 ±	\$6,698	83	Private and county tile outlets, random tile	Good land, three fields	Investor	Private
1/2017	Wright	Middleville	14	\$436,000	76.25 ±	\$5,718	70.69 ±	\$6,168	88	Private tile with very little tile, outlet may need to be replaced	Good soils in need of better tile outlet	Investor	Private
1/2017	Blue Earth	McPherson	4	\$1,925,000	240 ±	\$8,021	221.9 ±	\$8,675	84.8	County ditch along east side almost entirely system-tiled	Includes 5 acre building site, house needs full renovation or rebuild, two quality machine sheds with support buildings and grain storage	Exp. Farmer/1031	Auction
1/2017	Brown	Bashaw	34	\$580,000	93.96 ±	\$6,173	92.4 ±	\$6,277	92.9	Private tile outlet, random tile	Irregular field configuration, part of farm in Comfrey city limits	Investor	Private
1/2017	Faribault	Delavan	35	\$927,000	121.76 ±	\$7,613	117.32 ±	\$7,901	92.1	Private tile outlet, random tile	Quality farm with good access to tar road	Investor	Private

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